

PLANNING DIVISION

# REVISED TEMPORARY USE PERMIT

**DATE OF PERMIT ISSUANCE:** July 29, 2010

**LAND USE ACTION FILE NO.:** LUA10-039, TP

**PROJECT NAME:** Brickman Modular Office Tier 2 Temporary Use Permit

**PROJECT MANAGER:** Gerald Wasser, Associate Planner

**OWNER/APPLICANT:** Pierotti Limited Partnership, 16113 SE 170<sup>th</sup> Place,  
Renton, WA 98058

**CONTACT (if other than Owner):** Mitch Lund, Modular Space Corporation  
19432 E Valley Highway  
Kent, WA 98032

**PROJECT LOCATION:** 3412 East Valley Road

**DATE OF EXPIRATION:** July 29, 2011

**PROJECT DESCRIPTION:** The applicant is requesting a Temporary Use Permit to allow replacement of an existing 12-foot by 56-foot (672 square foot) modular office structure (to be removed) with a replacement modular office structure of the same dimensions and area. The project site totals 95,448 square feet and is located in the Commercial Arterial (CA) zone and Urban Design District 'D'. The Temporary Use Permit would allow the applicant to continue current business operations from a modular office structure on a temporary basis without meeting the development standards specified in RMC 4-2-120A or the design standards specified in RMC 4-3-100. Access to the site would continue to be from an existing driveway off of East Valley Road. The applicant has requested that the temporary use permit be granted for a 12 to 24-month period.

The Brickman Tier 2 Temporary Use Permit, LUA10-039 is hereby approved subject to the following conditions:

1. The existing 12-foot by 56-foot modular office to be demolished, as indicated on the site plan, Exhibit 1, shall be removed within 30-days of the final building inspection of the new 12-foot by 56-foot modular office; and

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2. The new temporary modular office shall be removed and the site shall be restored on or before August 5, 2011.

[Signature on file]

C.E. "Chip" Vincent, Planning Director  
Planning Division

\_\_\_\_\_  
Date

**APPEALS: Appeals of permit issuance must be filed with the City of Renton Hearing Examiner by 5:00 p.m. on August 12, 2010.** Appeals must be filed in writing, together with the required fee to the City of Renton Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. City of Renton Municipal Code Section 4-8-110 governs appeals to the Hearing Examiner. Additional information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

***ADVISORY NOTES TO APPLICANT***

**The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.**

Planning:

1. RMC 4-4-030C.2 limits the haul hours between 8:30 am and 3:30 pm Monday through Friday unless otherwise approved by the Planning Division.
2. Commercial, multi-family, new single-family and other non-residential construction activities shall be restricted to the hours between 7:00 am and 8:00 pm Monday through Friday. Work on Saturdays shall be restricted to the hours between 9:00 am and 8:00 pm. No work shall be permitted on Sundays.

Water:

1. The applicant is required to obtain a plumbing permit to connect to the potable water system.

Sanitary Sewer:

1. The applicant will be required to connect the modular office to the sanitary sewer. A holding tank is not allowed for this use. A side sewer permit and a fee of \$175.00 are required.

Surface Water:

1. Roof containment measures are necessary for the new modular building.

**Construction:**

1. The project must comply with ADA requirements.
2. Building and electrical permits will be required.